

Tierra Del Este Unit Eighty One A

City of El Paso — City Plan Commission — October 4, 2018

SUSU18-00083 — Major Combination

REVISED



STAFF CONTACT: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: Ranchos Real Land Holdings, LLC

REPRESENTATIVE: Conde, Inc.

LOCATION: South of Pebble Hills and West of Tim Floyd, District 5

ACREAGE: 19.42

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: SUSU16-00017/ SUSU16-00082/ SUSU17-00037

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval with conditions

SUMMARY OF REQUEST: The applicant proposes to subdivide 19.42 acres of land into 102 single-family lots. This subdivision is part of the Development Plan approved for Tierra Del Este III Phase V Development Agreement. The applicant is dedicating 11' of additional right-of-way along Pebble Hills Blvd in order to comply with Section 19.15.060.F.4 – Street Standards. Access will be provided to the proposed subdivision via Tim Floyd Street and Pebble Hills Boulevard. This case is a portion of Tierra Del Este Eighty One which was previously submitted and approved. However, Tierra Del Este Eighty One is now being submitted in different phases as major combination applications. The proposed subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Tierra Del Este Unit Eighty One A on a major combination basis subject to the following conditions:

- That a temporary turnaround bulb is provided for Tierra Mirage Avenue in order to comply with Section 19.15.100 (Dead-end Streets) of the Subdivision Code.
- That the rear of all double frontage lots be landscaped as per Section 19.23.040.H.3.C (Lots-Determination and regulation of size).



CASE HISTORY

- Tierra Del Este Unit Eighty One A complies with the Development Plan for the Tierra Del Este III Phase V Development Agreement approved by City Council on March 8, 2016.
- Tierra Del Este Unit III Phase V annexation was approved by City Council on July 12, 2016.
- A major combination application for Tierra Del Este Unit Eighty One was approved by the City Plan Commission on June 15, 2017.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O6, Potential Annexation

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
Goal 2.3:	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
POLICY	DOES IT COMPLY?
2.1.6.: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing along a proposed bicycle facility.
2.2.6.: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public service costs.	No, the applicant is proposing residential use only.
2.3.2.a: New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the proposed development complies with the major thoroughfare plan and connects to existing street networks.

NEIGHBORHOOD CHARACTER: The proposed subdivision is located in the far east side of the city directly abutting the City of El Paso's Extraterritorial Jurisdiction. The area immediately surrounding the subject property is currently vacant but will be developed as residential as per the approved development agreement. The nearest school is Sgt. Jose F. Carrasco Elementary (.17 miles). The nearest park is Lush Garden (.096 miles). This property is located within the Eastside Impact Fee service area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff recommends approval with conditions of Tierra Del Este Unit Eighty One A.

PLAT EXPIRATION:

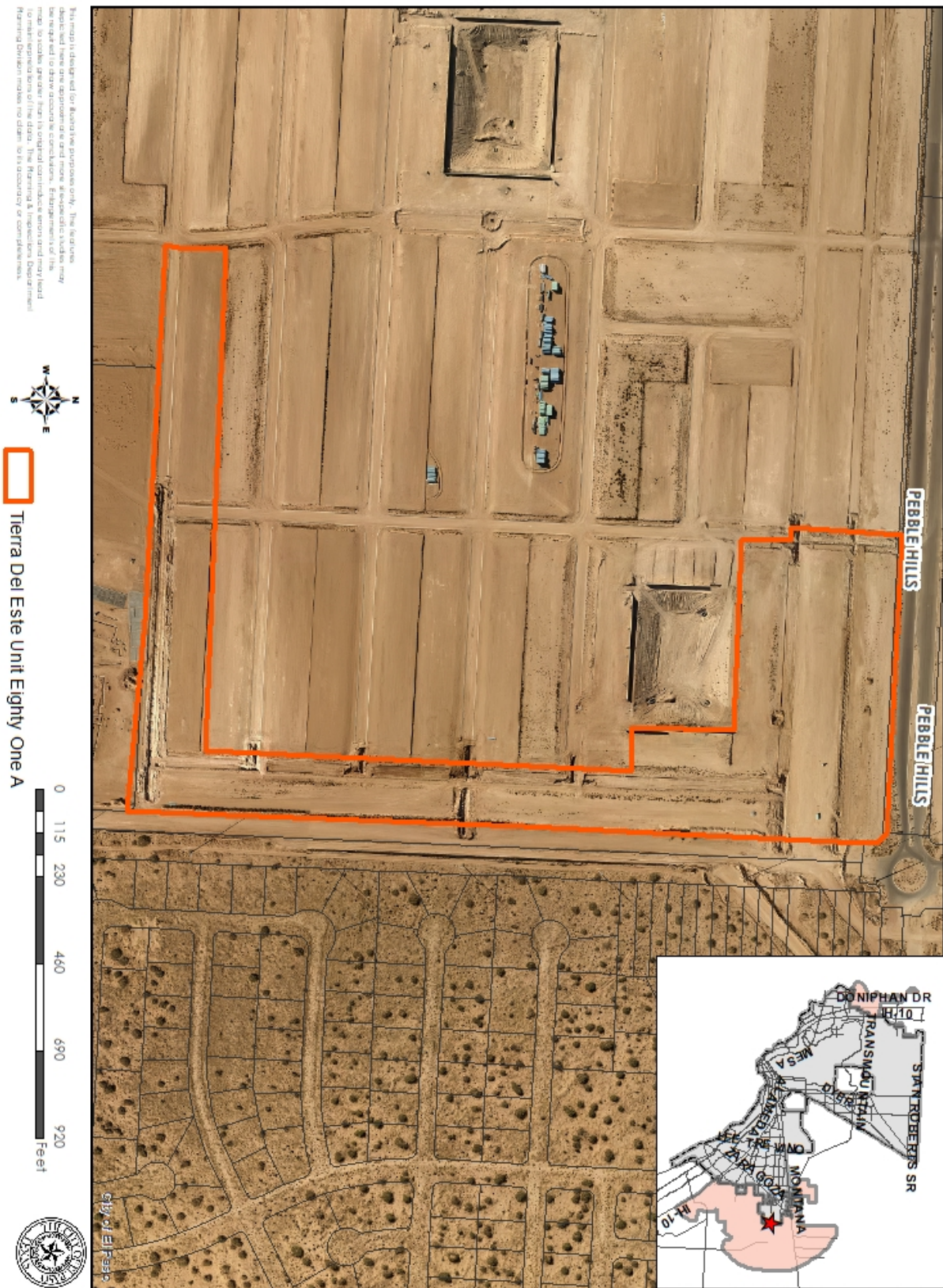
This application will expire on **October 4, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

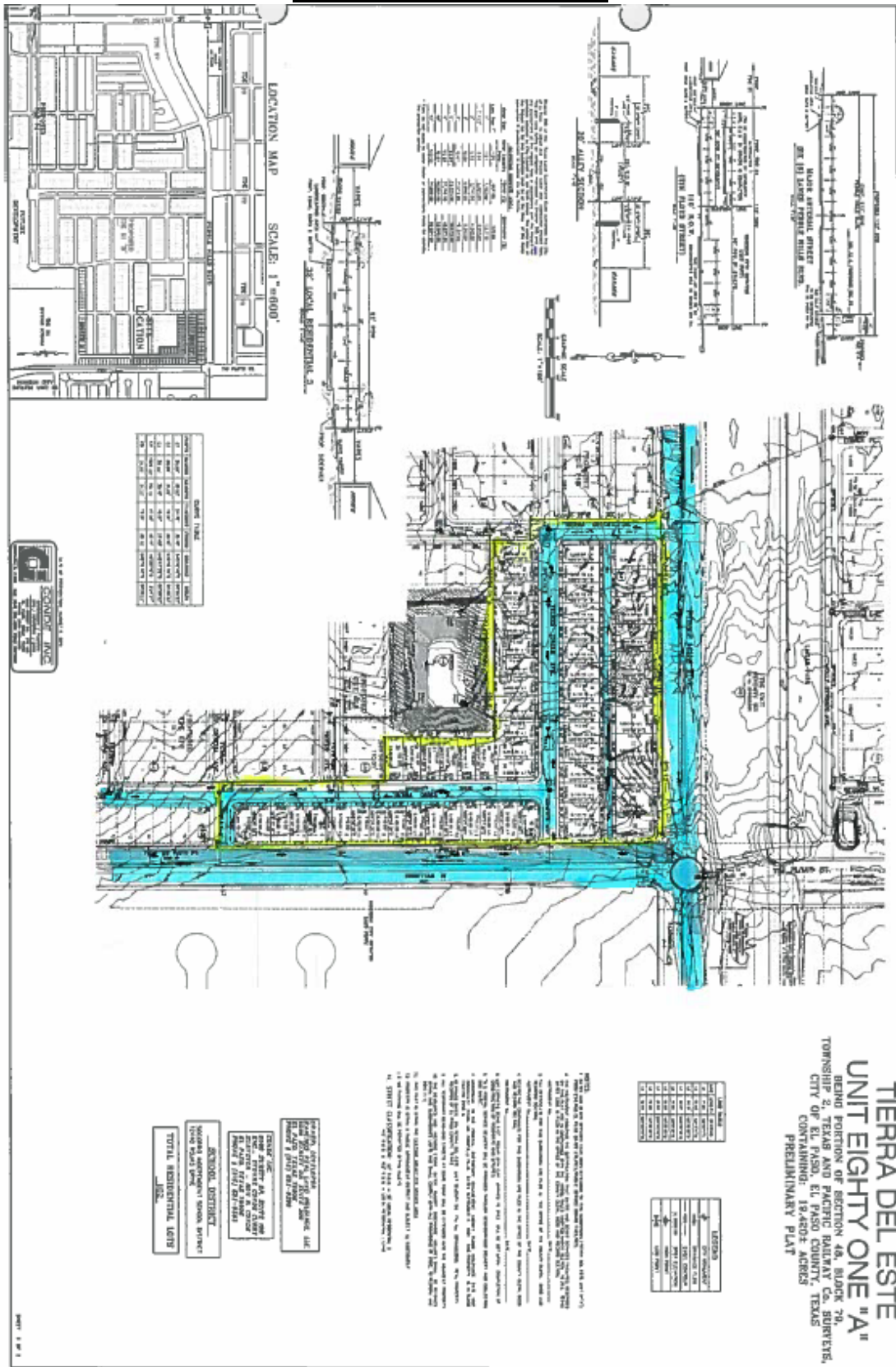
1. Location Map
2. Preliminary plat
3. Final plat
4. Application
5. Department Comments

ATTACHMENT 1

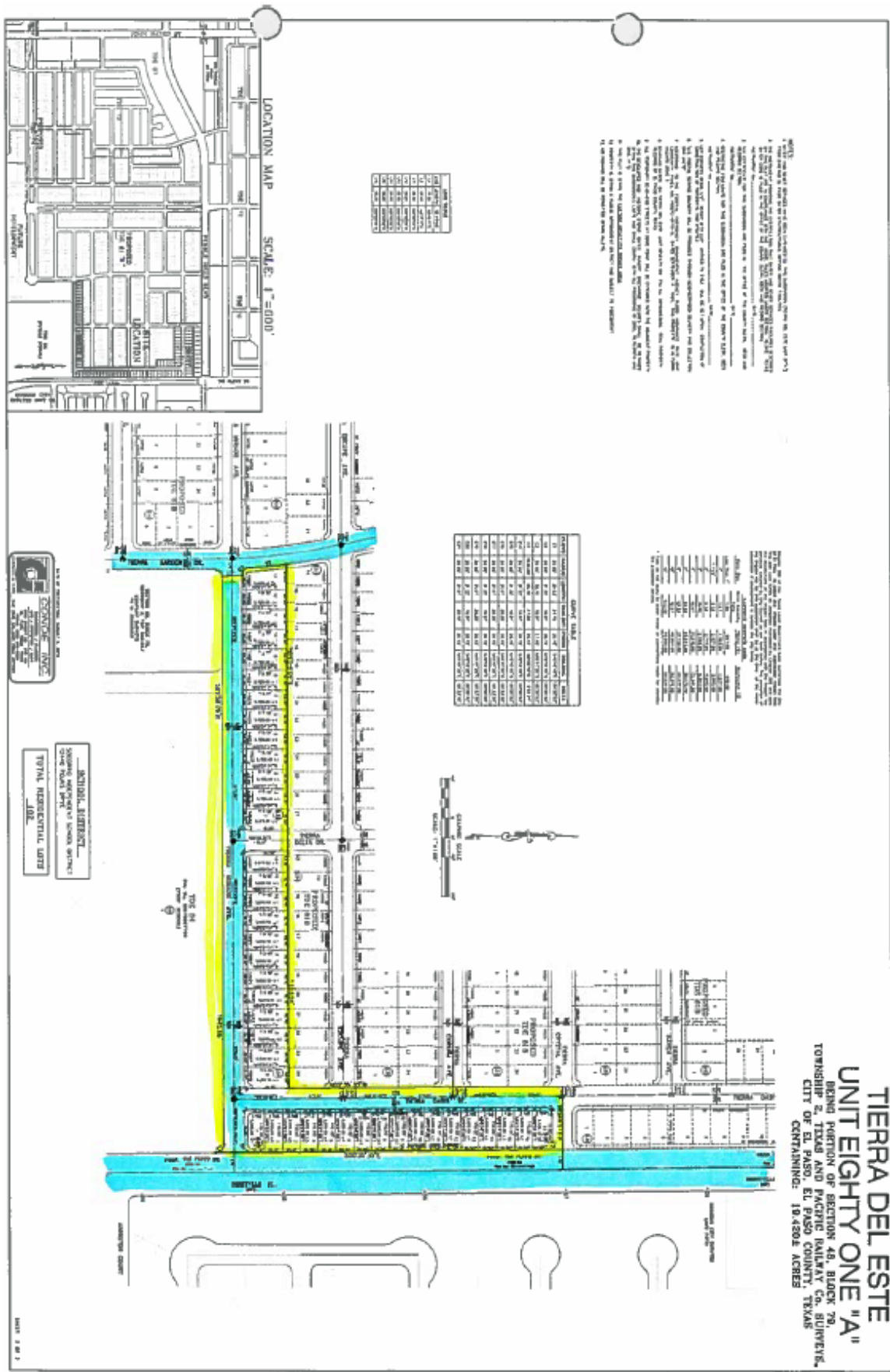
Tierra Del Este Unit Eighty One A



ATTACHMENT 2



[illegible]



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: August 20, 2018

File No. SUSU18-00083

SUBDIVISION NAME: Tierra Del Este Unit 81 "A"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso,
El Paso County, Texas
2. Proposed Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|------------|-----------------------|---------------|----------|
| Single-family | <u>15.54</u> | <u>102</u> | Office | | |
| Duplex | | | Street & Alley | <u>3.88</u> | <u>1</u> |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | | | Total No. Sites | <u>103</u> | |
| Industrial | | | Total Acres (Gross) & | <u>19.420</u> | |
3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Lots to street to Pond
7. Are special public improvements proposed in connection with the development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 –Vested Rights

12.	Owner of record <u>Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX</u>	<u>79912</u>	<u>915-592-0290</u>
	(Name & Address)	(Zip)	(Phone)
13.	Developer <u>Ranchos Real Land Holdings, LLC 6080 Surety Dr., Ste. 300 El Paso, TX</u>	<u>79912</u>	<u>915-592-0290</u>
	(Name & Address)	(Zip)	(Phone)
14.	Engineer <u>CONDE INC. 6080 Surety Drive, Ste. 100</u>	<u>79905</u>	<u>915-592-0283</u>
	(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3%
Technology fee has been added to all
Planning application fees.*

Ranchos Real Land Holdings, LLC

OWNER SIGNATURE: _____

Douglas A. Schwartz, Manager

REPRESENTATIVE: _____

Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

ATTACHMENT 5

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
 - a: Current certificate tax certificate(s)
 - b: Current proof of ownership.
 - c: Release of access document, if applicable.
 - d: Set of restrictive covenants, if applicable.
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Tierra Del Unit Eighty One "A" subdivision, a major combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is part of the Tierra Del Este Phase V Development Plan; this subdivision is composed of 102 Single-family dwelling lots, and while it does not include any parkland, developer has accrued parkland credits from the Tierra Del Este #73 subdivision in which a 3.04 acre "Park" was dedicated and is currently under construction therefore, this subdivision meet the minimum "Parkland" requirements per ordinance Title 19 – Subdivision and Development Plats, Chapter 19.20 – Parks and Open Space and exceed the requirements by 0.16 Acres or 16 dwelling units that can be applied towards sub-sequent subdivisions with-in the approved Land Study

1. Parkland calculations:

Tierra Del Este #73 Dedicated a "Park Site" for a total of 3.04 Acres

Tierra Del Este #73 = 186 dwelling units requiring 1.86 Acres

Tierra Del Este #81-A = 102 dwelling units requiring . . . 1.02 Acres

Exceeds minimum "Parkland" requirements by 0.16 Acres

This subdivision is within Park Zone E-9:

Nearest Park: Holly Springs Linear Park

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide a letter from the developers in which they accept responsibility for all storm-water runoff, pond, and drainage infrastructure until it is all fully constructed and accepted by the City for maintenance.
2. Label pond and other infrastructure as existing if already built and specify any temporary protection measures.
3. At the improvement plan stage, provide protection to the property from all offsite storm-water runoff that may have an adverse impact on any improvements.
4. As per section Code 19.08.010, section D, each proposed phase of development shall have a complete drainage system.

CENTRAL APPRAISAL DISTRICT:

No objections.

~~No comments received.~~

EL PASO WATER:

We have reviewed the above referenced subdivision and provide the following comments:

EPWater-PSB Comments:

Previously approved water and sanitary sewer plans shall be included in the subdivision improvement plans for this subdivision.

The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.

The Developer has entered into an agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct the proposed water and sanitary sewer mains to provide service to this subdivision. EPWater issued Conditioned Final Acceptance to the water and sanitary sewer mains pertaining to this subdivision. Permanent water and sanitary sewer services are available.

~~No comments received.~~

SUN METRO

No comments received.